

Note: The following case(s) is/are included in this ad.

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Process No.	Applicant Name
<u>04-013</u>	<u>RAQUEL LAU</u>
<u>04-176</u>	<u>ILIANA T. LOPEZ</u>
<u>04-214</u>	<u>QUANTUM DEVELOPMENT L. L. C.</u>
<u>04-277</u>	<u>LAROC L. L. C.</u>
<u>04-297</u>	<u>QUANTUM DEVELOPMENT L. L. C.</u>
<u>04-347</u>	<u>JOSE & MARIA ESTRABAO</u>
<u>04-350</u>	<u>LOUIS & ANABELLE FIORE</u>
<u>04-352</u>	<u>ESTELA O. CABRERA</u>
<u>04-369</u>	<u>MARCELINO SUAREZ</u>
<u>04-396</u>	<u>ROBERT BATTILLO & JUANNA TELLERIA</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 2/1/05 TO THIS DATE:

HEARING NO. 05-2-CZ10-1 (04-13)

10-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: RAQUEL LAU

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit an office building setback 8.33' and 9.5' from the interior side (south) property line (15' required).
- (3) Applicant is requesting to permit an 18' wide 2-way drive (20' required).
- (4) Applicant is requesting to permit a landscaped buffer varying from 4' to 5' (7' required) along the rights-of-way.
- (5) Applicant is requesting to permit 5 street trees (9 street trees required).
- (6) Applicant is requesting to waive the 5' high decorative wall required where RU-5A abuts a residential zone; to permit a 6' high CBS wall along a portion of the rear (east) and interior side (south) property lines.
- (7) Applicant is requesting to waive the required 5' wide landscape buffer and required 6' high wall or fence along a portion of the property lines abutting dissimilar land uses to the rear (east) and interior side (south) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #7 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Office Building," as prepared by AP Studio, consisting of 3 pages and dated 9/23/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 3, BREEZEVUE MANORS, Plat book 62, Page 38.

LOCATION: 1401 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 140'

RU-1 (Single Family Residential)
RU-5A (Semi-Professional Offices)

THE FOLLOWING HEARING WAS DEFERRED FROM 2/1/05 TO THIS DATE:

HEARING NO. 05-2-CZ10-3 (04-176)

13-54-39
Council Area 10
Comm. Dist. 10

APPLICANT: ILIANA T. LOPEZ

- (1) UNUSUAL USE to permit a day care center.
- (2) Applicant is requesting to permit parking within 25' of the right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mailin Day Care," as prepared by Update Consultants, Inc., consisting of three sheets dated stamped received 9/8/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 38, Block 41 of SEVENTH ADDITION TO SOUTHERN ESTATES, SECTION TWO, Plat book 77, Page 54.

LOCATION: 12435 S.W. 42 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.233 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/1/05 TO THIS DATE:

HEARING NO. 05-3-CZ10-1 (04-214)

16-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: QUANTUM DEVELOPMENT L. L. C.

Applicant is requesting to permit 2 single-family residences setback 3' (10' required) from the side street (south) property lines and setback 3'6" (5' required) from the interior side (north) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Lot Layout Plans for Setback Variances Egret Lakes," as prepared by Robayna and Associates, Inc., dated 4/13/04 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1 and Lot 6, Block 2 of EGRET LAKES HOMES, Plat book 159, Page 53.

LOCATION: 2660 S.W. 150 Court and 2675 S.W. 151 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 100' each

PRESENT ZONING: RU-1(M)(a) Modified Single Family 5,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 3/1/05 TO THIS DATE:

HEARING NO. 05-3-CZ10-2 (04-277)

3-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: LAROC L. L. C.

- (1) AU to RU-1M(a)
- (2) UNSUAL USE to permit a lake excavation.

REQUESTS #1 & #2 ON PARCEL "B"

- (3) MODIFICATION of Condition #4 of Resolution Z-142-96, passed and adopted by the Board of County Commissioners, only as it applies to the subject property, reading as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Shopping Center,' as prepared by Felix Pardo & Associates, Inc. and 'Laroc Commercial Plaza Lake Excavation Plan,' as prepared by Pedro E. Rodriguez, P. E., all dated stamped received 8-14-96, and consisting of a total of seven (7) sheets, except as herein modified to require that additional trees be planted along south and southeasterly property lines and that the perimeter of the site adjacent to the rights-of-way be bermed where possible to minimize the adverse effect of the visual impact of parking areas."

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Tamarin Plaza & Tamarin Homes,' as prepared by Felix Pardo & Associates, Inc., consisting of 15 sheets, dated, stamped received 10/18/04 and a lake excavation plan entitled 'Tamarind Plaza & Tamarind Homes,' as prepared by Pedro E. Rodriguez, P. E., P. A., Consulting Engineer, consisting of two sheets and dated stamped received 12/21/04, except as herein modified to require that additional trees be planted along south and southeasterly property lines and that the perimeter of the site adjacent to the rights-of-way be bermed where possible to minimize the adverse effect of the visual impact of parking areas."

The purpose of request #3 is to allow the applicant to submit revised plans showing a new building configuration for the previously approved shopping center, and showing the proposed lake excavation and single-family residential development on the southern portion of the site.

REQUEST #3 ON PARCEL "A"

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

CONTINUED ON PAGE TWO

APPLICANT: LAROC L. L. C.

PAGE TWO

SUBJECT PROPERTY: PARCEL "A": A portion of the LAKE AND CABIN AREA, as shown on the plat of BUSINESS SECTION, J. G. HEAD'S FAMRS, a subdivision in Sections 3 & 10, Township 54 South, Range 39 East, Plat book 46, Page 46, being more particularly described as follows:

Commence at the Southwest corner of Section 3, Township 54 South, Range 39 East; thence run N87°42'34"E along the south line of said Section 3 for a distance of 40', said point being in the E/ly right-of-way line of S.W. 147th Avenue; thence run N02°12'00"W along said right-of-way line of S.W. 147 Avenue for a distance of 379.84' to a point; thence continue N02°12'00"W, along the said east right-of-way line of S.W. 147th Avenue for a distance of 232.05' to the Point of beginning of the parcel of land hereinafter described: Thence run N87°36'28"E for a distance of 948.32', to a point on the west line of the east ½ of the east ½ of the SW ¼ of the SW ¼ of said Section 3; thence run N02°01'21"W along the west line of the east ½ of the east ½ of the SW ¼ of the SW ¼ of said Section 3 for a distance of 530' to the S/ly right-of-way line of Tamiami Trail (S.R. 90/U. S. #41); thence run S89°43'08"W along said S/ly right-of-way line of Tamiami Trail (S. R. 90/U. S. #41) for a distance of 649.79'; thence run S02°16'06"E for a distance of 200'; thence run S87°55'45"W for a distance of 300.77' to the E/ly right-of-way line of S.W. 147th Avenue; thence run S02°12'00"E along said E/ly right-of-way line of S.W. 147th Avenue for a distance of 355.61' to the Point of beginning. AND: PARCEL "B": A portion of the LAKE AND CABIN AREA, as shown on the plat of BUSINESS SECTION, J. G. HEAD'S FAMRS, a subdivision in Sections 3 & 10, Township 54 South, Range 39 East, Plat book 46, Page 46, being more particularly described as follows:

Commence at the Southwest corner of Section 3, Township 54 South, Range 39 East; thence run N87°42'34"E along the south line of said Section 3 for a distance of 40', said point being in the E/ly right-of-way line of S.W. 147th Avenue; thence run N02°12'00"W along said right-of-way line of S.W. 147 Avenue for a distance of 379.84' to the Point of beginning of the parcel of land hereinafter described: Thence run N87°42'39"E for a distance of 1,276.84' to a point on the west line of the SE ¼ of the SW ¼ of said Section 3; thence run N01°57'36"W along the said west line of the SE ¼ of the SW ¼ of said Section 3 for a distance of 186.04' to a point, said point being 93.77' south of the Southwest corner of the NW ¼ of the SE ¼ of the SW ¼ of said Section 3; thence run S88°43'02"W for a distance of 329.48' to a point being 87.99' south of the Northwest corner of the east ½ of the SE ¼ of the SW ¼ of the SW ¼ of said Section 3; thence run N02°01'21"W along the west line of the east ½ of the east ½ of the SW ¼ of the SW ¼ of said Section 3 for a distance of 41.92'; thence run S87°36'28"W for a distance of 948.32' to the E/ly right-of-way line of S.W. 147th Avenue; thence run S02°12'00"E along said E/ly right-of-way line of S.W. 147th Avenue for a distance of 232.04' to the Point of beginning.

LOCATION: The Northeast corner of theoretical S.W. 9th Street & theoretical S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 17.014 Acres

AU (Agricultural – Residential)
BU-1A (Business – Limited)
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/1/05 TO THIS DATE:

HEARING NO. 05-3-CZ10-3 (04-297)

16-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: QUANTUM DEVELOPMENT L. L. C.

- (1) MODIFICATION of Condition #2 of Resolution CZAB10-45-99 and further modified by Resolution CZAB10-22-02, passed and adopted by Community Zoning Appeals Board #10,, only as applied to the subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Egret Lakes,' as prepared by Robayna and Associates, consisting of 4 sheets: S1 dated 3/11/02, S-4 & L-3 dated 2/4/99 and SP-1 dated 1/30/02 and plans entitled 'Venetian Isles,' as prepared by Oliva Meoz-Ortiz, Architects & Planner, Inc., consisting of 29 sheets dated 8/29/01."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Egret Lakes,' as prepared by Robayna and Associates, consisting of 4 sheets: S1 dated 3/11/02, S-4 & L-3 dated 2/4/99 and SP-1 dated 1/30/02 Sheet S-5 dated stamped received 9/01/04; & 3 sheets (A1 through A-3) Model "C" dated stamped received 7/21/04 and plans entitled 'Venetian Isles,' as prepared by Oliva Meoz-Ortiz, Architects & Planner, Inc., consisting of 29 sheets dated 8/29/01."

- (2) MODIFICATION of Paragraph #2 of a Declaration of Restrictions, as recorded under Official Record Book 18991, Pages 3035-3045 and further modified by a Modification of Declaration of Restrictions as recorded by Official Record Book 20733, Pages 1072 through 1085, reading as follows:

FROM: "2. The property shall be developed substantially in accordance with that plan submitted with the application entitled 'Site Plan Egret Lakes,' as prepared by Robayna and Associates, consisting of 4 sheets: S1 dated 3/11/02, S-4 & L-3 dated 2/4/99 and SP-1 dated 1/30/02 and plans entitled 'Venetian Isles,' as prepared by Oliva Meoz-Ortiz, Architects & Planner, Inc., consisting of 29 sheets dated 8/29/01."

TO: "2. The property shall be developed be substantially in accordance with that plan submitted with the application entitled 'Site Plan Egret Lakes,' as prepared by Robayna and Associates, consisting of 4 sheets: S1 dated 3/11/02, S-4 & L-3 dated 2/4/99 and SP-1 dated 1/30/02 Sheet S-5 dated stamped received 9/01/04; & 3 sheets (A1 through A-3) Model "C" dated stamped received 7/21/04 and plans entitled 'Venetian Isles,' as prepared by Oliva Meoz-Ortiz, Architects & Planner, Inc., consisting of 29 sheets dated 8/29/01."

The purpose of these requests is to allow the applicant to revised plans deleting a wall detail originally proposed for an entrance road for the residential development and to permit a residence setback less than permitted from the side street property line.

- (3) Applicant is requesting to permit a single-family residence setback 3' (10' required) from the side street (south) property line and setback 3'6" (5' required) from the interior side (north) property line.

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HEARING NO. 05-3-CZ10-3 (04-297)

18-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: QUANTUM DEVELOPMENT L. L. C.

PAGE TWO

REQUEST #3 ON THE FOLLOWING:

Lot 19, Block 29, EGRET LAKES ESTATES, SECTION 3, Plat book 160, Page 33.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and request #3 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: All of EGRET LAKES ESTATES, SECTION 3, Plat book 160, Page 33.

LOCATION: Lying on the Southwest corner of S.W. 153 Court and S.W. 26 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.17 Acre

PRESENT ZONING: RU-1(M)(a) (Modified Single Family 5,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/1/05 TO THIS DATE:

HEARING NO. 05-3-CZ10-4 (04-347)

8-54-40
Council Area 10
Comm. Dist. 11

APPLICANTS: JOSE & MARIA ESTRABAO

Applicant is requesting to permit a covered terrace addition to a single-family residence setback 16'8" (25' required) from the rear (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As Built Covered Terrace," as prepared by German Arturo Agudelo, R. A., consisting of one page dated 8-24-04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 6, LAS PALMAS, SECTION TWO, Plat book 110, Page 81.

LOCATION: 1201 S.W. 104 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 84' x 103'

PRESENT ZONING: RU-2 (Two Family Residential)

APPLICANTS: LOUIS & ANABELLE FIORE

- (1) Applicant is requesting to permit a family room addition to a single-family residence setback 15'2" (25' required) from the rear (south) property line.
- (2) Applicant is requesting to permit a bathroom/laundry room addition to setback 5'8" (7'6" required) from the interior side (west) property line.
- (3) Applicant is requesting to permit a raised wood deck setback 15'2" (25' required) from the rear (south) and setback 5'8" (7'6" required) from the interior side (west) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Car-Port Conversion for Mr. & Mrs. Louis Fiore," as prepared by Juan J. Farach, consisting of 3 pages dated 7/27/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 12, MIRACLE MANOR, FIRST ADDITION, Plat book 57, Page 44.

LOCATION: 8030 S.W. 18 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: ESTELA O. CABRERA

- (1) Applicant is requesting to permit an addition to a single-family residence setback 7' from the rear (north) property line (25' required).

OR IN THE ALTERNATIVE TO REQUEST #1:

- (2) UNUSUAL USE to permit a complex of buildings, to be used as a private residence.
- (3) Applicant is requesting to permit an accessory building to be spaced 6.33' from the principal building (10' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #3 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Legalization & Addition," as prepared by Miguel Diaz-Perna, Architect and dated received 9/22/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 58, CORAL PARK ESTATES, SECTION SIX, Plat book 70, Page 33.

LOCATION: 10041 S.W. 14 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: MARCELINO SUAREZ

- (1) USE VARIANCE to permit semi-professional office uses in the RU-1 district as would be permitted in the RU-5A district.
- (2) Applicant is requesting to permit a lot area of 9,149 sq. ft. (10,000 sq. ft. required).
- (3) Applicant is requesting to permit said office building to setback 15' (25' required) from the front (north) and setback 14'11" (25' required) from the front (south) property lines on a dual frontage lot.
- (4) Applicant is requesting to permit said office building with a height of 24'2" (24' maximum permitted).
- (5) Applicant is requesting to permit parking with a back out space of 20'9" (22' required).
- (6) Applicant is requesting to permit a 4.8' wide landscape buffer (5' required) between dissimilar land uses along the interior side (west) property line.
- (7) Applicant is requesting to permit a landscape greenbelt varying from 2' to 4' wide (7' wide required) along the rights-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-#7 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Office Building," as prepared by Oscar Posada, R. A., consisting of 4 sheets and dated stamped received 10/4/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1 & the east 25' of an unnamed street lying west and adjacent closed per 81R-207 and Lot 2, less the right-of-way, block 46, CENTRAL MIAMI, PART 3, Plat book 25, Page 42.

LOCATION: 6702 SW S. Waterway Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.235 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-4-CZ10-4 (04-396)

14-54-40
Council Area 10
Comm. Dist. 6

APPLICANTS: ROBERT BATTILLO & JUANNA TELLERIA

Applicants are requesting to permit a single-family residence with a lot coverage of 42.48% (35% maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Enclosure and Interior Renovation," as prepared by George S. Lopez, Architect, consisting of 4 sheets, dated stamped received 10/20/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 66, Block 96 of CENTRAL MIAMI, PART SIX, Plat book 17, Page 8.

LOCATION: 3501 South Lake Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.125 Acre

PRESENT ZONING: RU-1 (Single Family Residential)